

**FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY (CRA)
CITY COMMISSION CONFERENCE ROOM
JUNE 13, 2000**

Mayor Naugle called the meeting to order at 4:07 P.M. Roll was called, and a quorum was present.

Present: Mayor Naugle
Commissioner Cindi Hutchinson
Commissioner Gloria F. Katz
Commissioner Carlton B. Moore
Commissioner Tim Smith

Also Present: City Manager
City Attorney
City Clerk

Conflict Disclosures

Ms. Kim Jackson, CRA Manager, expressed appreciation for this opportunity to meet with the Commission for the first time as CRA Manager. She noted that various CRA Advisory Board members were present, and she wished to recognize their commitment and the commitment of the City Commission in terms of the CRA. Ms. Jackson explained that this item had been included on the agenda to provide an opportunity to mention any possible conflicts of interest at the beginning of the meetings.

Mayor Naugle believed there were rarely conflicts of interest. He thought if there were any conflicts, the Commissioner could just bring it up at the time of discussion of the item without having a regular item on the agenda. Commissioner Moore had no objection to including it on the agendas. Mayor Naugle did not think it happened more than once or twice a year. Commissioner Smith agreed. There was consensus not to include this as a regular agenda item.

Subgrantee Agreement Between City of Fort Lauderdale and CRA

Ms. Jackson stated that when the Commission had voted to use Community Development Block Grant (CDBG) funds to acquire properties within the CRA, it had been recommended the properties be put in the name of the CRA. In order to do that, although it was not a requirement of the CRA Statute, some form of subgrantee agreement was necessary under CDBG requirements between the two parties. She stated that the agreement would outline the guidelines the CRA would follow to dispose of or maintain the properties. Ms. Jackson explained the agreement would have to be approved by both the CRA Board and the City Commission.

At 4:10 P.M., Commissioner Moore left the meeting. He returned at 4:11 P.M.

Mayor Naugle asked if a copy of the agreement was available. Ms. Jackson replied that the City Attorney's Office was in the process of finalizing the agreement, and it could be presented to the City Commission at a later date. The City Attorney advised the agreement would be submitted to the City Commission in final form. He explained that the CRA Board could vote to approve it today knowing it would be presented later in final form for approval and execution.

Mayor Naugle thought it would be a poor practice to approve anything without some sort of an outline. Commissioner Smith asked if specific funds were included. Ms. Jackson noted that there had already been discussion about using CDBG funds for property acquisition in the amount of \$1 million. Commissioner Moore understood it was a timing issue in order to move the money for the intended purpose. Mayor Naugle suggested that the Commission take a few minutes to review the draft and come back to this item a little later. It was agreed.

Commissioner Smith understood the CDBG funds had to be spent within a certain time frame. Ms. Faye Outlaw, Community Development, advised that a certain amount of the allocation had to be spent overall. She added the money was not considered spent until a check had been prepared. However, for the most part, this would be an after-the-fact agreement in that staff had been working on the acquisitions and scheduled closings. Commissioner Smith understood the agreement was a technicality, and Ms. Outlaw agreed.

Property Acquisition

Ms. Jackson distributed shaded maps showing eleven buildable parcels located along Northwest 12th Avenue, between 4th Street and 5th Court. She stated that the Community Development Department had some HOME funds, which had been set aside for residential acquisition. She explained that when work had started on the CRA strategic plan, specific areas had been targeted for vacant lot acquisition. Ms. Jackson reported that these properties were located in the Dorsey Riverbend area and were within the CRA priority area on the west side of Walker Elementary School.

Ms. Jackson noted that eight of the ten parcels were contiguous, and seven of the eight were vacant. She stated that the Model Infill program in Dorsey Riverbend had been part of the strategic plan, but it had been difficult to find contiguous lots. Ms. Jackson reported that the properties were owned by churches, and the parcels to the west of the School were owned by First Baptist Church Piney Grove, Inc. She advised that an offer had been made based on the original appraisal, and the Church had submitted a counter offer that was substantially higher. Upon further negotiations, everyone had settled on an acquisition price of \$300,000.

Ms. Jackson advised that the appraisal had been approximately \$246,000, so the settled amount was about 20% over the appraisal price. It was her understanding that the Commission had wanted to review any acquisitions with a price more than 10% over appraisal, and the HOME funds for this fiscal year would be depleted with the expenditure of \$250,000. Therefore, there was a shortfall of \$50,000. Ms. Jackson was anxious to get this program started, and there had been delays while contiguous properties were identified, but this would provide ten lots under one contract.

Ms. Jackson felt using CRA funding towards the Home Program would be appropriate in order to get the program started and obtain the contiguous lots. She stated that this agenda item did not relate to HOME Funds. Rather, CRA funds would be used to acquire the parcels under one contract. Commissioner Moore understood she proposed using \$50,000 of CRA funds plus the \$250,000 of HOME funds. Ms. Jackson advised that the Commission could not approve the \$250,000 HOME funds today sitting as the CRA Board. However, there would be a common sense understanding that if the \$50,000 were approved, the City Commission would move forward with the acquisition.

Commissioner Smith understood this would be for the Model Homes in the Piney Grove area. Ms. Jackson agreed the Piney Grove Church owned the property, and it would be used to initiate the Model Home Program. At this time, there were no other contiguous parcels. Commissioner Moore hoped for success here like there had been on 5th Street. He thought the City was fortunate that someone else had already done the work of assembling these parcels.

Commissioner Smith thought it was unfortunate to have to start with lots that were next to the School because he felt that made real estate less desirable due to extra noise and activity. However, he understood how difficult it was to locate contiguous properties in the target area. Ms. Jackson said that the intent was to capitalize on the success on 5th Street, and Sistrunk Boulevard was just to the north where the business initiative was underway.

Commissioner Smith asked if a concept had been developed for the Model Homes. Ms. Jackson stated that the Model Home Program was still in creation, and subdividing the lots might be a possibility as well. Commissioner Smith recalled that there had been four different models shown in Atlanta so people could choose one of the models for construction on another lot. Commissioner Moore thought that would be the way to handle it. He recalled that three models had been placed on 5th Street. He thought more homes could be built on these properties by subdividing them into 50' x 75' lots, and he looked forward to input from the Advisory Board in that regard.

Mayor Naugle inquired about the status of Lots 9 and 10. Mr. Gene Groves, Real Estate Officer, reported that there was a duplex on Lot 9, with each side containing two bedroom/one bath units. There was also a house on Lot 10 with two bedrooms and one bathroom. Mayor Naugle understood the intent would be to purchase those properties and demolish the existing structures. He inquired as the price of those lots. Mr. Groves believed the appraisal for both was about \$82,000. Ms. Outlaw advised that HOME Funds were proposed for this purpose as part of the annual Action Plan scheduled for presentation to the City Commission on July 6, 2000. Mayor Naugle explained he was just trying to get an overall picture.

Mr. Peter Feldman, Chairman of the Northwest-Progresso-Flagler Heights Redevelopment Advisory Board, stated that this entire program had been the subject of a lot of discussion, and the community had invested a significant amount of money in the streets and avenues within the targeted area. He felt that these lots were very important, and there were still a variety of vacant lots and dilapidated properties throughout the neighborhood. Mr. Feldman felt this property was particularly important because of its location facing four streets in the center of the neighborhood. He believed there could be homes built on these properties just like those being constructed in the western part of Broward County.

Motion made by Commissioner Moore and seconded by Commissioner Smith to approve property acquisition in the Dorsey Riverbend area for the Model Home Row Program as recommended. Roll call showed: YEAS: Commissioners Smith, Moore, Hutchinson, Katz, and Mayor Naugle. NAYS: none.

CRA Staffing

Ms. Jackson explained that the CRA Board had authorized the hiring of two project managers with salaries to be paid with tax increment funds. She stated that there was no category for these positions within the existing City structure, and there was an advantage to hiring employees under a CRA contract as they were considered “at will” employees who could be hired or fired at will. Ms. Jackson noted that would make it easier to bring people onboard or remove them if they did not work out well.

Mayor Naugle asked if there were some sort of rules that would have to be followed. Ms. Jackson advised that the same health and fringe benefits offered to regular City employees would be offered. Mayor Naugle presumed the usual prohibitions would apply, such as those related to nepotism, and the City Manager agreed that would be the case.

Motion made by Commissioner Moore and seconded by Commissioner Smith to approve the hiring of CRA employees as contract employees as recommended. Roll call showed: YEAS: Commissioners Smith, Moore, Hutchinson, Katz, and Mayor Naugle. NAYS: none.

Gateway Project

Ms. Jackson stated that the Gateway Project had been placed on the agenda because there was still a targeted goal of September to truly identify, within the strategic plan, what each of the project areas would cost. One of the areas remaining to be funded was the Gateway area. She advised that there had been discussion about changing from two lanes to four lanes and, if that was going to be done, various studies would have to be performed. Ms. Jackson said that the studies would provide documentation to apply for State and Federal funding for the infrastructure improvements on the Andrews Avenue/3rd Avenue/Sistrunk Boulevard corridors. However, that project could take up to five years, and the Gateway portion between 9th Avenue and Federal Highway could be fast-tracked.

Ms. Jackson said there was development interest along Northwest 6th Street, but developers knew there were right-of-way issues and the possibility of a street widening. At this time, however, no definite information could be provided in that regard, which could hinder development. Ms. Jackson advised that the Engineering Division would provide a presentation followed by discussion so everyone would have a clear understanding of the direction that should be taken with the Gateway project.

Mr. Pete Sheridan, Engineering Division, provided a “power point” presentation with respect to the background of the overall project intended to examine street designs to ensure adequate capacity for vehicular movement as well as alternate transportation means. In addition, a streetscaping concept would be created to provide aesthetic enhancements. He explained that various options were under examination. Commissioner Smith asked if the idea of reversible lanes had been considered. Mr. Sheridan replied that had not arisen, but that was another possibility, and public input had been obtained as well.

Mr. Sheridan described the different options were under consideration, and methods of replacing eliminated parking were also being explored, either through permanent parking or on-street parking during non-peak hours. He stated that vehicular movements had been increasing since 1990, and it was necessary to ensure the capacity concerns were being addressed as there was new growth in the CRA and downtown areas. Travel times were also being studied to define the true meaning of "level of service."

Mr. Sheridan stated that alternate means of transportation and sustainable communities were important issues under study. He advised that there was a lot of transportation funding that could become available through the federal system, and that was the reason for the PD&E process. Mr. Sheridan reported that information about development on Sistrunk Boulevard had been obtained from the Charette, and he displayed slides of how the area would look if a median system were developed through the area, along with additional streetscape improvements in the sidewalk areas, side streets, etc.

Mr. Sheridan referred to Northwest 6th Street, between Andrews Avenue and Federal Highway. He stated that the traffic analysis was showing that the area should be developed into a four-lane section with a median, wide pedestrian areas and street trees. Mr. Sheridan said that would require right-of-way acquisition, and there were several options for proceeding with the development of the Gateway project:

- Continue within the overall PD&E Study, but that would not provide all the necessary information to seek federal funding; and
- Break this section out of the overall PD&E Study and complete that portion of the Study at a cost of approximately \$150,000, which would include right-of-way maps for acquisition purposes.

Commissioner Moore wondered why it would cost so much to complete the study of such a small area. Mayor Naugle believed the \$150,000 to complete the study for the subject area would be an eligible CRA expenditure. Mr. Sheridan explained the study would include right-of-way maps in order to define the actual acquisition needs for taking and to explore the different options. He estimated the construction cost at \$4 million, and right-of-way acquisition could cost as much as \$5 million. Mayor Naugle noted that when people wanted to develop properties, they could be asked to dedicate the necessary right-of-way in order to avoid the expense of condemnation. Mr. Sheridan agreed the study could establish the corridor for adoption into the Trafficways Plan.

Commissioner Smith understood that once the \$150,000 PD&E study for this area had been completed, the City could seek federal funds for just that portion. Mr. Sheridan agreed an application could be submitted for just that portion. Commissioner Moore had no objection to that concept, but he was concerned about implementing projects in areas that had already been studied and did not involve right-of-way acquisition. Mr. Sheridan did not anticipate other acquisition needs, and staff had already applied for Transportation Enhancement grants to help facilitate median improvements. He advised that the PD&E process with respect to the other areas would continue in the meantime, and there were various hurdles yet to be overcome before implementation. Mr. Sheridan explained that due to development interest, staff felt there was a need to expedite this section of 6th Street.

Mr. Sheridan advised there was a third option, although it limited certain funding possibilities, and that was to proceed with the design plans assuming a certain right-of-way corridor. The problem with that was that it would not complete the PD&E process, so the project would probably be ineligible for federal funding.

Commissioner Moore asked where staff proposed to find the \$150,000. Ms. Jackson stated that a funding source had not yet been identified, but there was money in the Tax Increment Fund. However, there would then be a five-year wait for federal funding even if it was available, and she wondered if the City Commission wanted to acquire this much land without knowing for certain if federal funding would be forthcoming.

Mayor Naugle thought it was a good idea to continue with this portion of the PD&E study in order to make the project eligible for federal funding and to allow developers to dedicate right-of-way without the necessity of takings even if the road was not widened for another ten years. Commissioner Moore agreed it was a good idea to proceed with the PD&E, but he wondered if developers would be willing to donate right-of-way or exchange it for other land. Later, if the area was not needed, it could be returned. Commissioner Smith recalled discussion about donation of some land, and Mr. Sheridan advised there had been no follow-up because the corridor had not been identified.

Commissioner Moore wondered what was proposed from the railroad track to Andrews Avenue. Mr. Sheridan advised there were no detailed drawings yet, but the same basic concept would probably be in order. He noted that some left turn movement had to be considered, but the subject had not been studied yet. Commissioner Moore asked if an entranceway sign for the Midtown Business District was being considered. Mr. Sheridan stated that there was a Business Capital Improvement Program (BCIP) project coming up with relation to signs, and the park on the west side of the tracks was a possible sign location. The sign could then be relocated to the median in the future.

Commissioner Smith inquired about the timetable for the PD&E study. Mr. Sheridan thought it would take eight or nine months. Mayor Naugle understood the existing consultant could perform the work, and Mr. Sheridan agreed that was correct.

Mr. Peter Feldman stated that the Sistrunk Gateway project had received quite a bit of attention last fall, and the Gateway area ran from Federal Highway to Northwest 9th Avenue. In fact, this roadway was the main street through the center of the CRA and, in order to attract quality development to the CRA, attention had to be paid to the "front door." He advised that the Board had strongly recommended that this community should take an aggressive approach to improvements on Sistrunk Boulevard from the City limits to Federal Highway. Mr. Sheridan noted there were medians west of 9th Avenue that were important, and the Board felt this should be a priority in the CRA.

Commissioner Moore understood the improvements would extend all the way to 24th Avenue. He agreed there were several reasons this area should be a priority, including the fact that ground was about to be broken on the new Research Library. He believed that would be a great magnet for tourism and redevelopment of a critical mass on the corridor. Commissioner Smith wondered what would happen in the meantime if someone came along who wanted to develop a project in the next eight or nine months while the PD&E was still underway.

At 4:57 P.M., Commissioner Hutchinson left the meeting. She returned at 4:59 P.M.

Commissioner Smith asked if zoning in progress was a possibility. The City Attorney replied it was not a possibility during the study, although once completed, zoning in progress could be applied. Commissioner Smith was concerned that potential projects could be delayed. He wished the corridor could be identified sooner. Mayor Naugle noted that developers could voluntarily plan projects with dedication of right-of-way. He pointed out that this project would ultimately benefit everyone. Commissioner Smith was concerned that interest in development would be lost. Commissioner Moore said he was interested in the long-range plan. He believed that serious developers would wait because they would see the benefit. Mayor Naugle agreed and, in the long term, a four-lane road would be needed, and there could be additional funds available from various sources in the future.

Commissioner Smith wondered if the four-lane project was such a good idea if it was going to delay things for another year. It appeared there were a lot of obstacles, and the right-of-way was just one. Ms. Jackson agreed that was one problem. She explained that if 20' was needed, developers could probably proceed. However, if 40' was necessary, development of the quality desired would be difficult without the study and the federal money.

Ms. Jackson wondered if the Commission wanted to proceed with the option of the developers putting in 20'. At that time, federal funding would no longer be an option for the Gateway portion. If the Commission was open to the idea of targeting the Gateway as a potential bond project, she would probably recommend tax increment financing. Commissioner Moore thought it was appropriate to use tax increment funds to help a bond project. He thought this idea should be on the next CRA meeting agenda.

Mayor Naugle believed an ad valorem bond issue would be difficult to pass in light of the County's goals in terms of a children's tax and a bond for the environmental lands. Commissioner Moore thought that was just another reason for the City to look out for its own citizenry. Commissioner Smith asked how much could be bonded with the tax increment funds. Ms. Jackson estimated \$3 million to \$4.5 million could be carried. Mayor Naugle inquired about tax revenues that would be generated by the new health spa. Ms. Jackson did not know. Mayor Naugle thought it would be about \$1 million. Commissioner Moore was unfamiliar with the health spa. Mayor Naugle explained it was proposed for an area between 4th and 5th Avenues, and it would be the largest private investment since the CRA had been established.

Commissioner Katz wondered what would be left for other projects if the tax increment money was bonded out for this project. Ms. Jackson explained that in Hollywood, a bond had been sold for \$2 million for the Harrison Street project. That had brought on new private investment, and the tax increment increased, so bonding capacity had increased in turn. Mayor Naugle thought this would be making a decision that all the funds would be going to this project. Commissioner Moore did not agree that was true.

Commissioner Smith understood only \$3 million or \$4 million could be bonded, which was not nearly enough to do the grand projects under discussion. Commissioner Moore agreed and that was why other funding sources were being considered. Mayor Naugle felt the County should pay half of the cost of the improvements on this roadway since this was being done for the County to provide an entranceway to the Library. Commissioner Moore felt the Library was a gift to the City that would generate a great deal of interest.

Commissioner Smith felt this was the single “chunk” of improvement under discussion for the Flagler Heights area that was essential. Mayor Naugle understood the recommendation was to provide \$150,000 from tax increment funds for the PD&E study. That was not what Commissioner Moore wanted to do because the right-of-way would still be needed. Mayor Naugle understood the PD&E study was necessary to identify the necessary right-of-way.

Mr. Sheridan explained that the PD&E study was not needed to assemble right-of-way. He stated that staff could develop the right-of-way corridor because an 80' corridor was already anticipated for the subject section of the roadway. However, the project would likely be ineligible for federal funding without the documentation, and the study would identify the location of the corridor at the same time.

At 5:12 P.M., Commissioner Moore left the meeting.

Mayor Naugle asked how much it would cost to develop the right-of-way maps without the PD&E study. Mr. Sheridan that the maps and construction drawings would cost about \$250,000 for this section. He thought the maps alone would cost \$50,000 to \$75,000 and take a few months. It would also take a little time to get it in the Trafficways Plan. Mayor Naugle felt that was the way to go. Commissioner Smith agreed.

Ms. Jackson stated that proceeding with the right-of-way maps would help, but there was a timing problem in light of current development interest in the area. She explained that developers wanted to know exactly what plans there were the future, so if federal funding was not going to be the goal, they needed to know that there was a commitment for development of the roadway at some point. Ms. Jackson felt that proceeding with the right-of-way maps would be a good step in that direction.

Commissioner Moore returned to the meeting at 5:14 P.M.

Commissioner Smith asked Ms. Jackson if she could provide a presentation about bonding the tax increment funds to pay for the construction of the project. Ms. Jackson said she would provide a presentation on bonding the tax increment funding for all the projects as a package. She stated that CRA bonding would definitely be one of the recommendations, but she could not recommend which particular projects should be funded in that fashion today. Ms. Jackson explained that she had needed this conversation with the Commission to determine the direction to take.

Mayor Naugle understood this project would compete for federal funds with the 7th/9th Avenue project in any case, so it was probably best not to seek that source for this project. He thought the City should at least ask the County to participate. Commissioner Moore had no problem with that, but he felt it was ridiculous to have \$15 million sitting on the beach when it was needed elsewhere. Commissioner Smith believed consensus was being reached in that respect, and everything was coming together. Mr. Sheridan understood the Commission wanted staff to prepare right-of-way maps and not to pursue federal funding of this project.

At 5:16 P.M., Commissioner Moore left the meeting.

Motion made by Commissioner Moore and seconded by Commissioner Hutchinson to authorize staff to proceed as discussed and directed. Roll call showed: YEAS: Commissioners Smith, Hutchinson, Katz, and Mayor Naugle. NAYS: none.

Atlanta Trip – June 7, 2000

Mayor Naugle had noticed similarities between projects in Atlanta and projects done in Fort Lauderdale, but Atlanta seemed to have strong private sector backing. He noted that if Bank of America explored opportunities for redevelopment in the targeted areas, it could free other resources for various activities. Commissioner Katz noted that another group had expressed interest. She wondered if the City could use that group as well. Ms. Jackson believed there were enough projects to take advantage of various resources since the redevelopment area was large.

Ms. Jackson noted that Bank of America had stepped up and had been examining a few different geographical areas. She thought the next step would be to continue exploring opportunities, but the usual course would be to follow the RFP process or devise a partnership at the appropriate time. Mayor Naugle understood that on every deal of this nature handled by Bank of America, a Community Development Corporation (CDC) was formed anyway. Ms. Jackson added that public participation would be a large component in all of these areas, and Bank of America would have to specify a dollar amount in order to make decisions. She expected a presentation as early as July.

Commissioner Smith asked if it would be necessary for the City to own the land. Ms. Jackson replied that would not always be necessary, but it had to involve land targeted by SHIP or HOME Programs. Commissioner Katz noted that the tour had included the golf course, which had been provided through a partnership in connection with affordable housing. She had found it to be a very interesting mix and a well-managed facility.

At 5:22 P.M., Commissioner Moore returned to the meeting.

Mayor Naugle believed Atlanta's experiences with its first area were similar to the situation in the Sailboat Bend historic district. Commissioner Smith had noticed that enough had been done in the Somerset area to turn the entire area around. His concern with the northwest area was that efforts were being spread out too much rather than being concentrated to make a real difference. Ms. Jackson noted that was the goal of the strategic plan. Mayor Naugle noted there were areas, such as the Sweeting Estates, where a more concentrated effort would be in order.

At 5:22 P.M., the meeting was recessed. It was reconvened at 5:37 P.M.

**Subgrantee Agreement Between
City of Fort Lauderdale and CRA (Continued from Page 2)**

Mayor Naugle had a question regarding item 3 in the agreement. He asked if the language about the Phase I environmental issues could be modified. Mayor Naugle did not believe Phase I environmental audits were being conducted. The City Attorney replied the language could be modified. He explained that this was worded to indicate so that if the audits were done, records would be maintained. However, it did not mandate that the audits be conducted. Nevertheless, the language could be modified for clarity.

Motion made by Commissioner Moore and seconded by Commissioner Hutchinson to approve the subgrantee agreement between the City of Fort Lauderdale and the CRA. Roll call showed: YEAS: Commissioners Smith, Moore, Hutchinson, Katz, and Mayor Naugle. NAYS: none.

CRA Manager's Report

Ms. Jackson distributed a chart with respect to the CRA work schedule. She advised that in the future, this chart would be sent out with the agenda, but she would not discuss it unless there were particular items of note. She felt this would give the Commission a method of tracking what was being done and how well.

Ms. Jackson stated that the CRA boundary expansion process was moving forward, and there had been a discussion with the County Administrator. She advised that a scope of services would be developed along with a finding of necessity, which would take a couple of months. Ms. Jackson noted that the plan would have to be revised in order to adjust the boundaries and incorporate various initiatives into the strategic plan to ensure compatibility. She said that would be brought back to the Commission.

Mayor Naugle stated that if the County decided to impose conditions in exchange for expanding the CRA boundaries, there should be another serious look taken at the issue. For example, if the County wanted to shorten the life of the entire CRA, he felt the idea of expanding the boundaries should be reexamined.

Ms. Jackson recalled that the Commission had suggested that CDBG and TIF funds be used to hire Code Enforcement Officers for the CRA, and the Community Inspections Bureau was in the hiring process. She advised that the services the Officers would perform were being outlined, and this would come back to the Commission in July. Ms. Jackson noted that a Code Enforcement status report would be presented along with her Manager's reports on the CRA on upcoming meeting agendas.

Commissioner Moore asked that color copiers be used to reproduce the maps. Ms. Jackson agreed to do so.

Prior to adjournment, Commissioner Moore expressed appreciation for these special CRA meetings. He hoped to continue the process and was pleased so many Advisory Board members had attended. Mayor Naugle also wished to take this opportunity to remind everyone about lunch on June 23, 2000 when King Ayi would be in town.

There being no further business before the Board of Directors, the meeting was adjourned at 5:45 P.M.